## **Understanding the Computerised Land Register**

### Introduction

An essential preliminary step for every land transaction is a search of the Land Register to ascertain who is the registered owner of the property in question and what, if any, incumbrances are registered against it. When a transaction is lodged for registration, a memorial number will be allocated and details of the transaction are entered into the relevant Land Register.

# **Types of Computerized Land Registers**

There are two types of computerized Land Registers:

- (a) Current a computer printout containing the current information of a property; and
- (b) Historical and Current a computer printout containing the historical and current information of a property.

# Who can search the Computerized Land Register?

Anyone who pays the appropriate search fee can obtain a computer printout of the computerized Land Register. Details of search procedures, fees charged, addresses of the Land Registry's search offices and the contact telephone numbers are shown in the pamphlet "HOW TO CONDUCT SEARCHES OF LAND RECORDS", which is obtainable at any Land Registry office, free of charge.

# Information available from the Computerized Land Register

The computerized Land Register comprises the following 4 sections:

## (a) Property Particulars

This section provides information on the lot number and the address of the property, details of the government lease under which the lot is held, the annual government rent payable, the lease term, the commencement date of the term and whether the term is renewable or not.

# (b) Owner Particulars

This section provides information on name(s) of the current registered owner(s), in case the property is not under sole ownership, the manner of holding (for example, as joint-tenants or tenants in common), the date on which the owner(s) acquired the property and the amount involved.

#### (c) Incumbrances

This section provides information on all incumbrances (for example, mortgages, covenants, caveats, etc.) registered against the property.

### (d) Deeds Pending Registration

This section provides information on transaction(s) affecting the property already lodged with the Land Registry but, for one reason or another, registration of same cannot be completed meanwhile (for example, a document has been "stopped" and returned to the lodging solicitors for clarification).

# Sample and Glossary

A typical computerized Land Register and an English-Chinese glossary of terms that are usually found in the Land Register are given in this pamphlet.

# **Enquiries**

Please contact our Customer Service Manager at telephone number 2867 2882 or the search offices direct.

## Glossary

Agreement Loan Agreement Provisional Sale & Purchase Agreement	貸	議款時	協	議賣	協	議		Dec	Deed	d of Exchange d of Gift	交	據換讓	; 契 契	! 約	J
Recission of Agreement	解	除	協	議						d of Mutual enant	公	契			
Rental Agreement	租	約							Deed	d of Partition	分	產	契		
Sale & Purchase	買	賣	合	約					Deed		修	正	契		
Agreement										tification					
Sub-Sale Agreement	轉	售	合	約					Deed	d of Release	解	除	責	任	/
											扣	押	契	約	
Supplementary Agreement	增	補	協	議					Deed	d of Surrender		據地	租 (租 歸 : 地	約 還	
Tenancy Agreement	租	約							Deed	d Poll	分	割	契	據	
Approval of Appointment of Manager	司	理	委	任	批	准	書	Dis	scharg	ge of Mortgage	解	除	按	揭	
Approval Letter of Succession	遺	產	繼	承	批	准	書	Equ	uitabl	le Mortgage	樓	花	按	揭	
Assent	允	許	書					Leg	gal Cl	harge	法	定	押	記	

Assignment	轉讓契約I	Letters	函件;證明書
Block Crown Lease	集體官契	Letter A / B	甲/乙種換
			地權益書
Building Licence	建築牌照;建屋牌照	Letters of	遺產管理委
		Administration	任 書
Building Mortgage / Buildin	g建築按揭/建築	Consent Letter	同 意 書
Legal Charge	抵 押		
Car Park Layout Plan	停車場發展藍圖	Modification Letter	r修訂書
Certificate of Compliance	完工證;完成規定	'No Objection'	「不 反 對 修
	事項證明書	Letter	訂」公函
Certificate of Incorporation	更易名稱證明書	Toleration Letter	暫 准 書
on Change of Name			
Certificate of Exemption of	豁 免 遺 產 稅 證 明 1	Master Layout Plan	總綱發展藍
Estate Duty	書		區
Conditions of Grant /	批地條件;新批約1	Mortgage	按 揭
New Grant			
Death Certificate	死亡證 1	Notice of Resumption	收 地 通 告
Debenture	債 券 (	Occupation Permit	入 伙 紙
	I	Probate	遺屬認證
	I	Power of Attorney	授權書
	S	Sealed Copy of	押記令蓋印
	(	Charging Order	副本

Land Registry October 1998



PRINTED AT : ISLANDS NEW TERRITORIES LAND REGISTRY DATE OF SEARCH: 8/9/1998

THE LAND REGISTRY ISLANDS LAND REGISTER TIME OF SEARCH: 11:42

SEARCH TYPE: HISTORICAL AND CURRENT

NAME OF SEARCHER: JOHNSTON

THE INFORMATION SET OUT BELOW CONTAINS PARTICULARS OF THE PROPERTY UP TO 09:00 ON 8/9/1998

PROPERTY PARTICULARS

地段編號 LOT NO: THE REMAINING PORTION OF LOT NO.1 IN D.D. 305

地段所佔分數 SHARE OF THE LOT: 12 / 250000

ADDRESS : FLAT A ON 1/F OF BLOCK 1

NO.1 LUCKY ISLAND STREET

PENINSULA VILLAGE LANTAU ISLAND

NEW TERRITORIES

批約 HELD UNDER: GOVERNMENT LEASE

年期 LEASE TERM: 75 YEARS

開始日期 COMMENCEMENT OF LEASE TERM : 1 / 7 / 1898

每年地稅 RENT PER ANNUM

物業備註 REMARKS : CONSENT GIVEN BY LAND OFFICER TO

ENTER INTO AGREEMENT FOR SALE

AND PURCHASE

業主資料 OWNER PARTICULARS

身分 業主姓名

CAPACITY (IF NOT SOLE OWNER) 註冊摘要編號 MEMORIAL NO.

文件日期 DATE OF INSTRUMENT

10/11/1977

註冊日期 DATE OF REGISTRATION

17/11/1977

成交價錢 CONSIDERATION \$50,000,000.00 PT.

PRINT CONTROL: 1 PAGE: 1

NAME OF OWNER GREATMANY INVESTMENT COMPANY LIMITED

270062 備忘錄備註

REMARKS :

ASSIGNMENT WITH PLANS

物業涉及的轇轕 INCUMBRANCES

$\frac{1}{2} \sum_{i=1}^{n} \frac{1}{2} \sum_{i=1}^{n} \frac{1}$									
3630991	26/8/1998	7/9/1998	AGREEMENT FOR SALE AND PURCHASE	JACKSON INVESTMENT COMPANY LIMITED	\$52,000,000.00 PT.				
NO.	INSTRUMENT	DELIVERY	NATURE	IN FAVOUR OF	CONSIDERATION				
註冊摘要編號 MEMORIAL	文件日期 DATE OF	送交日期 DATE OF	文件性質	受益人	成交價錢				
等待註冊的契約 <b>DEEDS PENDING REGISTRATION</b> ***********************************									
302563	3/12/1989	31/12/1989	RELEASE	-	-				
274100	1/11/1978	16/11/1978	MORTGAGE	HONGKONG BUSINESS BANK	\$15,000,000.00 PT.				
NO.	INSTRUMENT	REGISTRATION	NATURE	IN FAVOUR OF	CONSIDERATION				
註冊摘要編號 MEMORIAL	文件日期 DATE OF	註冊日期 DATE OF	文件性質	受益人	成交價錢				